

179.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
700,700 / 700,700

USE VALUE:

700,700 / 700,700

ASSESSED:

700,700 / 700,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
264		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PENGEROTH MARY/LIFE ESTATE
Owner 2:	
Owner 3:	

Street 1: 264 SYLVIA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:	PENGEROTH MARY -
Owner 2:	-

Street 1: 264 SYLVIA ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1972, having primarily Clapboard Exterior and 2479 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4500.000	311,500	700	388,500	700,700		121497
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18

PREVIOUS ASSESSMENT									Parcel ID	179.0-0004-0003.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2020	101	FV	311,500	700	4,500.	388,500	700,700	700,700	Year End Roll		12/18/2019
2019	101	FV	254,000	800	4,500.	383,000	637,800	637,800	Year End Roll		1/3/2019
2018	101	FV	256,000	800	4,500.	294,100	550,900	550,900	Year End Roll		12/20/2017
2017	101	FV	256,000	800	4,500.	277,500	534,300	534,300	Year End Roll		1/3/2017
2016	101	FV	256,000	800	4,500.	255,300	512,100	512,100	Year End		1/4/2016
2015	101	FV	243,000	800	4,500.	238,700	482,500	482,500	Year End Roll		12/11/2014
2014	101	FV	243,000	800	4,500.	219,800	463,600	463,600	Year End Roll		12/16/2013
2013	101	FV	243,000	800	4,500.	219,800	463,600	463,600			12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PENGEROTH MARY	32165-19		12/21/2000	Family		1	No	No	
	12158-604		2/15/1972			No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
6/16/2015	745	New Wind	3,450	6/16/2015				Install one garden	8/11/2018	Missed Appt.	PH	Patrick H											
5/26/2015	556	Insulate	1,711						7/19/2018	Meas/Inspect	BS	Barbara S											
2/22/2005	109	Re-Roof	11,193 C						11/12/2008	Meas/Inspect	355	PATRIOT											
8/1/2002	623	New Wind	9,500 C					17 REPLACEMENT WIN	3/22/2000	Inspected	276	PATRIOT											
									12/23/1999	Mailer Sent													
									12/21/1999	Measured	264	PATRIOT											
									12/1/1991		PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA / / /

